

TEXAS TRANSPORTATION COMMISSION

VICTORIA County

MINUTE ORDER

Page 1 of 1

YOAKUM District

Near the City of Victoria, Victoria County, on US 77, the State of Texas acquired certain land for highway purposes by instruments recorded in Official Records Instrument No. 200113488 and Instrument No. 200215833 of Victoria County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Lynette Whitfield Johnson is an abutting landowner and has requested to purchase the tract for \$5,000.

The commission finds \$5,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.


IT IS THEREFORE ORDERED by the commission that the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Lynette Whitfield Johnson for \$5,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E4B35AE101740E...

Executive Director

116045 June 30 2021

Minute  
Number

Date  
Passed

**THE STATE OF TEXAS}**  
**COUNTY OF VICTORIA}**

Being a 0.497 acre (21,641 square foot) tract of land situated in the T & N.O. Railroad Company Survey No. 13, Abstract No. 475, Victoria County, Texas, said 0.497 acre tract being comprised of a portion of a 0.853 acre tract of land conveyed from Marvin E. Hoelter, et ux to the State of Texas by deed dated July 25, 2001 as recorded in Official Records Instrument No. 200113488 of Victoria County, Texas, and a portion of a 0.825 acre tract of land conveyed from Paul J. Gebauer, Guardian of the estate of James Kraatz to the State of Texas by deed dated November 18, 2002 as recorded in Official Records Instrument No. 200215833 of Victoria County, Texas, said 0.497 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence corner post found for the East corner of the herein described tract, said iron rod also being the East corner of the 0.825 acre State of Texas tract and the South corner of a residual 20.465 acre tract of land conveyed from C.Y. Jacobs, et ux to Lynette Whitfield Johnson and Donna Whitfield as recorded in Volume 1394, Page 615 of the Deed Records of said county, in the northwest line of a residual 96 1/2 acre tract of land conveyed from C.Y. Jacobs, et ux to Dennis Whitfield, et al as recorded in Volume 743, Page 292 of the Deed Records of said county, and an exterior corner of the East right-of-way line of U.S. Highway 77 (R.O.W. varies);

**THENCE**, South 53°01'28" West, with the common line of the 0.825 acre State of Texas tract, the residual 96 1/2 acre Whitfield tract, and the East right-of-way line of U.S. Highway 77, a distance of 175.47 feet to a 5/8 inch diameter iron rod found for the South corner of the herein described tract, said iron rod also being the West corner of the residual 96 1/2 acre Whitfield tract and an interior corner of the East right-of-way line of U.S. Highway 77;


**THENCE**, North 01°55'12" West, crossing the 0.825 acre State of Texas tract and the right-of-way of U.S. Highway 77, passing at an approximate distance of 149 feet the North line of the 0.825 acre State of Texas tract, and continuing for an overall distance of 301.33 feet to a 5/8 inch diameter iron rod found for the North corner of the herein described tract, said iron rod also being an exterior corner of the residual 20.465 acre Johnson tract, an interior corner of the East right-of-way line of U.S. Highway 77, and in the northeast line of the 0.853 acre State of Texas tract;

**THENCE**, South 37°31'49" East, with the common line of the 0.853 acre State of Texas tract, the residual 20.465 acre Johnson tract, and the East right-of-way line of U.S. Highway 77, passing at an approximate distance of 165 feet the East corner of the 0.853 acre State of Texas tract and the northeast corner of the 0.825 acre State of Texas tract, and continuing for an overall distance of 246.68 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 0.497 acres (21,641 square feet) of land, more or less.

All bearings are based on the Texas coordinate System, South Central Zone (4204) NAD83. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

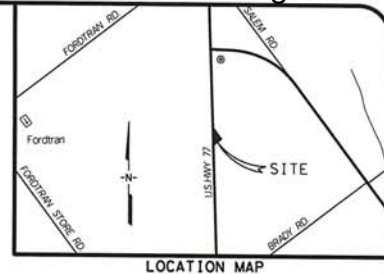
The foregoing Fieldnote Description is based on an actual survey made under my supervision in November 2020, and is true and correct to the best of my knowledge and belief.

  
Wm. Patrick Hohlt 11/20/20  
Registered Professional Land Surveyor  
Texas No. 5523  
Texas Firm Registration No. 100576-00



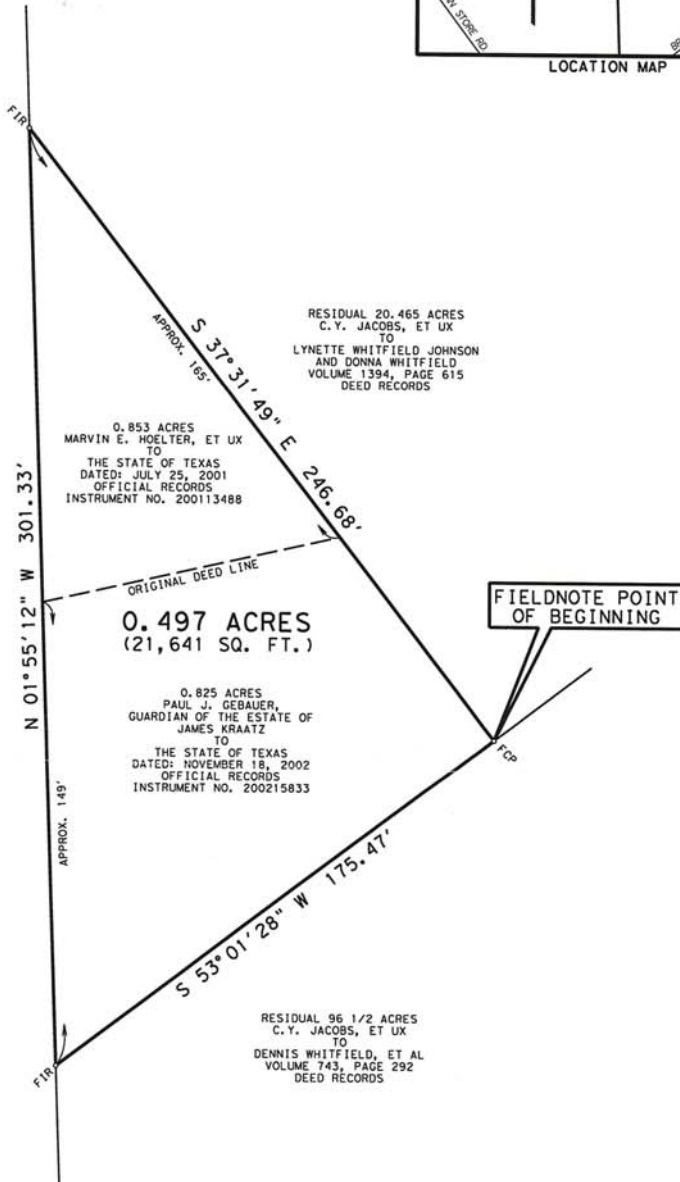
2024800

BEING A 0.497 ACRE (21,641 SQUARE FOOT) TRACT OF LAND SITUATED IN THE T & N.O. RAILROAD COMPANY SURVEY NO. 13, ABSTRACT NO. 475, VICTORIA COUNTY, TEXAS, SAID 0.497 ACRE TRACT BEING COMPRISED OF A PORTION OF A 0.853 ACRE TRACT OF LAND CONVEYED FROM MARVIN E. HOELTER, ET UX TO THE STATE OF TEXAS BY DEED DATED JULY 25, 2001 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200113488 OF VICTORIA COUNTY, TEXAS, AND A PORTION OF A 0.825 ACRE TRACT OF LAND CONVEYED FROM PAUL J. GEBAUER, GUARDIAN OF THE ESTATE OF JAMES KRAATZ TO THE STATE OF TEXAS BY DEED DATED NOVEMBER 18, 2002 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200215833 OF VICTORIA COUNTY, TEXAS.



U.S. HIGHWAY 77 (R.O.W. VARIES)

ASPHALT PAVEMENT  
EDGE OF PAVEMENT



THE UNDERSIGNED HEREBY CERTIFIES:  
THAT THIS SURVEY WAS MADE ON THE GROUND ON 11/04/2020, UNDER MY  
SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR VICTORIA COUNTY,  
TEXAS, COMMUNITY PANEL NUMBER 480637 0075 B, MAP REVISED SEPTEMBER 18,  
1987, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS  
NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED: *Wm. Patrick Hohlt*  
WM. PATRICK HOHLT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS No. 5523  
11/20/20



LEGEND	
FCP	• FOUND FENCE CORNER POST
FIR	• FOUND 5/8 INCH DIAMETER IRON ROD
---	• EXISTING FENCE

## NOTE:

THE REFERENCED IS SUBJECT TO:

1. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
2. A LEGAL DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY DRAWING.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD83 GEOID 12B. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000130.

SCALE IN FEET



**CivilCorp**  
ENGINEERS • SURVEYORS  
4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904  
TEL: (361) 570-1500 FAX: (361) 570-1501  
TBPE REGISTRATION #F-10283 TBPLS REGISTRATION #100576-00

STANDARD  
LAND SURVEY  
ADDRESS: U.S. HIGHWAY 77

DRAWN BY: JLP	DATE: 11/19/20
JOB NO.: 2024800	SCALE: 1" = 40'
FLD. BK. NO.: NA	SHEET 1 OF 1